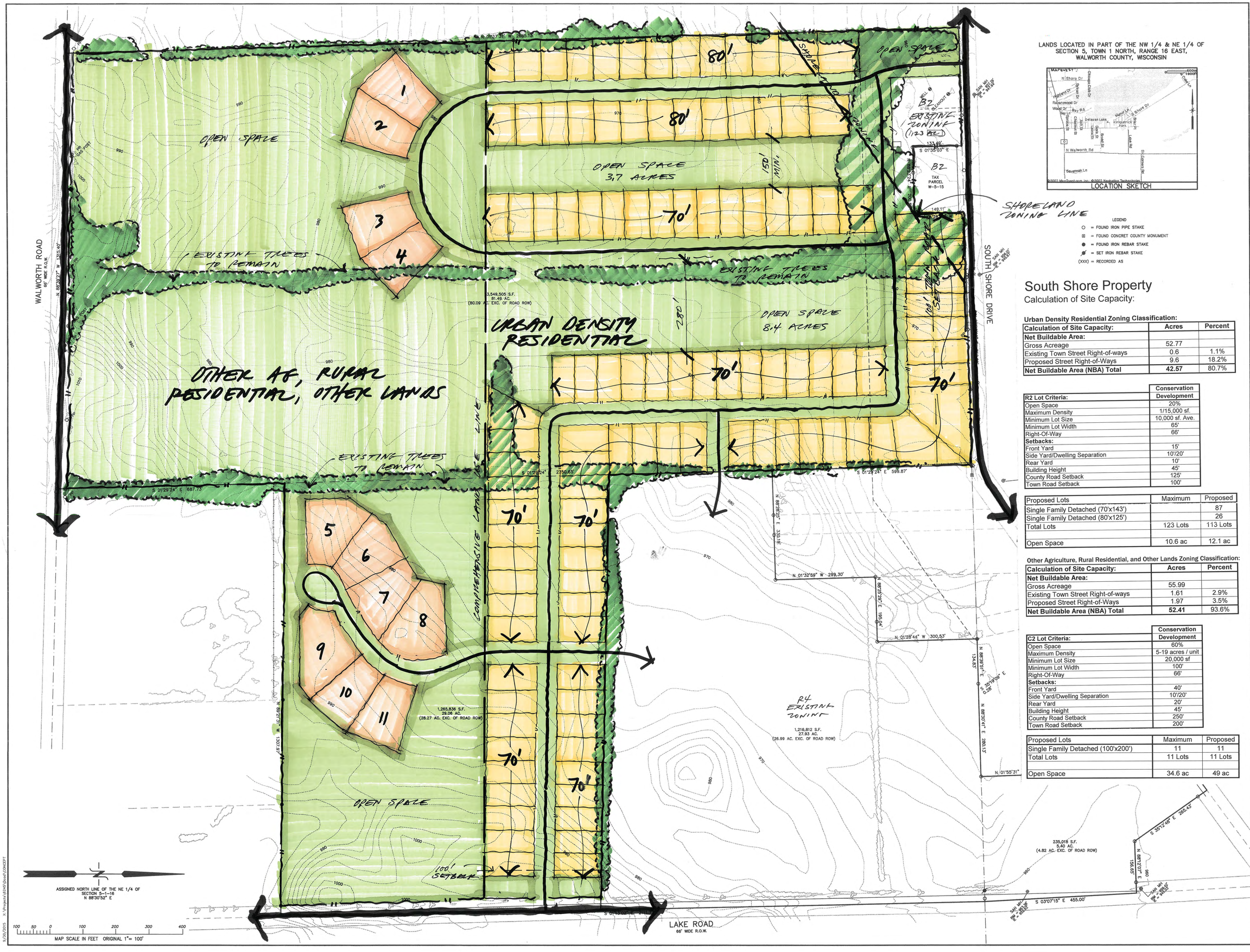
Delavan Lake
South Shore Drive
Broad Street
Foxlane
Lake Road
Harney Ct.
N. Walworth Road
Six Corners Road
TOWN OF DELAVAN
TOWN OF WALWORTH
R2A
B3
B2
B1
P1
A2
R4
C2
A5
EXISTING ZONING A2
PROPOSED ZONING R2 CONSERVATION
EXISTING ZONING A2
PROPOSED ZONING C2 CONSERVATION
SOUTH SHORE PROPERTY
AERIAL PHOTO WITH PLAN, EXISTING ZONING
Proj. 6245.15
FARRIS, HANSEN & ASSOCIATES
Engineers Architects Surveyors
7 RIDGWAY COURT - P.O. BOX 437
ELKHORN, WI 53121
(262) 723-2098
FAX: (262) 723-5886
Note: Orthophotography (2010 flight) provided by SouthEastern Wisconsin Regional Planning Commission. For reference only.
Topography (1998 flight) and all other map elements provided by Walworth County Information Technology Department Land Information Division. For reference only.
200 100 0 200 400 600 800 Feet



LANDS LOCATED IN PART OF THE NW 1/4 & NE 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

LOCATION SKETCH

LEGEND

- ○ = FOUND IRON PIPE STAKE
- ⊠ = FOUND CONCRET COUNTY MONUMENT
- ● = FOUND IRON REBAR STAKE
- ✎ = SET IRON REBAR STAKE
- (XXX) = RECORDED AS

South Shore Property

Calculation of Site Capacity:

Urban Density Residential Zoning Classification:

Calculation of Site Capacity:	Acres	Percent
Net Buildable Area:		
Gross Acreage	52.77	
Existing Town Street Right-of-ways	0.6	1.1%
Proposed Street Right-of-Ways	9.6	18.2%
Net Buildable Area (NBA) Total	**42.57**	80.7%

R2 Lot Criteria:	Conservation Development
Open Space	20%
Maximum Density	1/15,000 sf.
Minimum Lot Size	10,000 sf. Ave.
Minimum Lot Width	65'
Right-Of-Way	66'
Setbacks:	
Front Yard	15'
Side Yard/Dwelling Separation	10'/20'
Rear Yard	10'
Building Height	45'
County Road Setback	125'
Town Road Setback	100'

Proposed Lots	Maximum	Proposed
Single Family Detached (70'x143')		87
Single Family Detached (80'x125')		26
Total Lots	123 Lots	113 Lots
Open Space	10.6 ac	12.1 ac

Other Agriculture, Rural Residential, and Other Lands Zoning Classification:

Calculation of Site Capacity:	Acres	Percent
Net Buildable Area:		
Gross Acreage	55.99	
Existing Town Street Right-of-ways	1.61	2.9%
Proposed Street Right-of-Ways	1.97	3.5%
Net Buildable Area (NBA) Total	**52.41**	93.6%

C2 Lot Criteria:	Conservation Development
Open Space	60%
Maximum Density	5-19 acres / unit
Minimum Lot Size	20,000 sf
Minimum Lot Width	100'
Right-Of-Way	66'
Setbacks:	
Front Yard	40'
Side Yard/Dwelling Separation	10'/20'
Rear Yard	20'
Building Height	45'
County Road Setback	250'
Town Road Setback	200'

Proposed Lots	Maximum	Proposed
Single Family Detached (100'x200')	11	11
Total Lots	11 Lots	11 Lots
Open Space	34.6 ac	49 ac

LDC
Planners
Landscape
Architects
630.330.6053

South Shore Property

Conservation Plans

Development

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

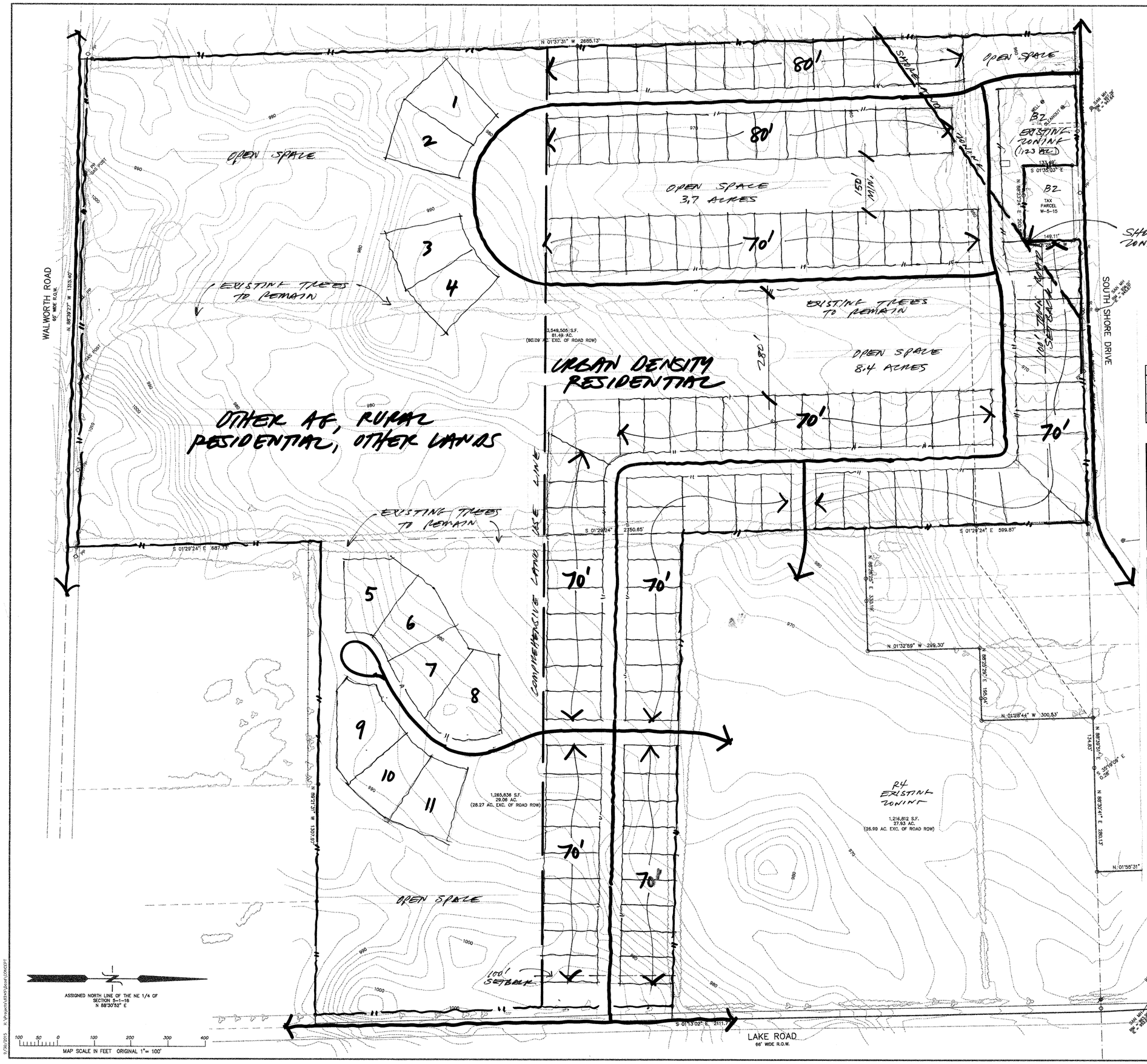
REVISIONS

PROJECT NO. 6245

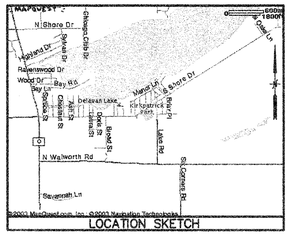
DATE 10-1-15

SHEET NO. 8

9/30/2015 F:\Projects\6245\Dcad\CONCEPT



LANDS LOCATED IN PART OF THE NW 1/4 & NE 1/4 OF SECTION 5, TOWN 1 NORTH, RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN



LEGEND

- ○ = FOUND IRON PIPE STAKE
- ⊞ = FOUND CONCRET COUNTY MONUMENT
- ● = FOUND IRON REBAR STAKE
- ⊘ = SET IRON REBAR STAKE
- (XXX) = RECORDED AS

South Shore Property

Calculation of Site Capacity:

Urban Density Residential Zoning Classification:

Calculation of Site Capacity:	Acres	Percent
Net Buildable Area:		
Gross Acreage	52.77	
Existing Town Street Right-of-ways	0.6	1.1%
Proposed Street Right-of-Ways	9.6	18.2%
Net Buildable Area (NBA) Total	**42.57**	80.7%

R2 Lot Criteria:	Conservation Development
Open Space	20%
Maximum Density	1/15,000 sf.
Minimum Lot Size	10,000 sf. Ave.
Minimum Lot Width	65'
Right-Of-Way	66'
Setbacks:	
Front Yard	15'
Side Yard/Dwelling Separation	10'/20'
Rear Yard	10'
Building Height	45'
County Road Setback	125'
Town Road Setback	100'

Proposed Lots	Maximum	Proposed
Single Family Detached (70'x143')		87
Single Family Detached (80'x125')		26
Total Lots	123 Lots	113 Lots
Open Space	10.6 ac	12.1 ac

Other Agriculture, Rural Residential, and Other Lands Zoning Classification:

Calculation of Site Capacity:	Acres	Percent
Net Buildable Area:		
Gross Acreage	55.99	
Existing Town Street Right-of-ways	1.61	2.9%
Proposed Street Right-of-Ways	1.97	3.5%
Net Buildable Area (NBA) Total	**52.41**	93.6%

C2 Lot Criteria:	Conservation Development
Open Space	60%
Maximum Density	5-19 acres / unit
Minimum Lot Size	20,000 sf
Minimum Lot Width	100'
Right-Of-Way	66'
Setbacks:	
Front Yard	40'
Side Yard/Dwelling Separation	10'/20'
Rear Yard	20'
Building Height	45'
County Road Setback	250'
Town Road Setback	200'

Proposed Lots	Maximum	Proposed
Single Family Detached (100'x200')	11	11
Total Lots	11 Lots	11 Lots
Open Space	34.6 ac	49 ac

LDC
Planners
Landscape
Architects
630.330.6053

South Shore Property

Conservation Lands

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO. 6245

DATE 10-1-15

SHEET NO. 8

9/30/2015 R:\Projects\6245\Dwg\CONCEPT